

## Alternative Site Analysis

### *Site Background*

For this proposed project, it is a very unique scope of work that is not your standard cell site. Verizon was not looking to increase their coverage area by building a new site and adding antennas, but was looking for an area within Borrego Springs to build a site that would support their other sites in the area through use of Microwaves. Since Verizon was not looking to increase coverage, they did not need to find a site that was close to very populated areas. They started this project knowing they needed to find a space or tower that could support 3 Microwaves which in turn would support existing and future sites throughout Borrego Springs and Mt Laguna areas.

### *Scope of Work*

The Peg Leg site is proposing to house (3) Microwave dishes, an Equipment shelter, and an emergency backup generator. How the dishes work is through a Point to point / Line-of-Sight beam. Verizon needed to find a location where the new site would have unobstructed line-of-sights to each of the 3 existing/proposed cell sites. The Existing County tower is in the perfect location to achieve the sights needed into town and toward Mt. Laguna.

### *Preference Categories*

It is always a Wireless Carrier's best interest to find a site that would not only conform to the County's Wireless policies, but is a good location containing sufficient power and electrical needs. Fortunately, in Borrego, Verizon Wireless already owns a large parcel of land that has an existing tower on it. This was their primary choice of site that would be able to provide them what they needed with the least amount of impact to the surrounding community. Any type of Construction for this proposed site will cause very little disruption to its surrounding areas.

Per Section 6986, the County of San Diego has determined that certain zones are preferable when considering building a cell site. The land that Verizon owns and is proposing to use is zoned Rural Lands. Though this is not listed under the preferred zones category, this parcel is located on the very outskirts of town. The surrounding areas are mainly undeveloped, dirt lots with the same zoning designation.

There is no change in zoning designation until you reach around 5 miles to the South West towards the Town of Borrego Springs.

Though not in a preferred zone, the proposed facility does fall under Section 6986 A(2) which is the preferred locations category. This is an already existing tower and is also owned by the County that Verizon is proposing to collocate on. Verizon understands that collocation is preferred by most jurisdictions as to limit the amount of towers that are built around town. It is usually preferred by Wireless carriers due to ease of permitting and cost savings as well.

Since Borrego is a smaller town that does not require as much service and data demands as a very densely populated City, there are not many towers existing in the area. Options are limited when it comes to collocation. The only other towers in the area that Verizon could use, were the towers with the services that need to be offloaded by this new Peg Leg site. It was not preferable to install (3) larger Microwave dishes on a tower that is visible to majority of the public.

#### *Necessity*

With the growing need for faster, more reliable data and cell services, existing sites need to constantly be upgraded to faster power and newest equipment. These existing Verizon sites in Borrego and Mt. Laguna do not have enough support to help them relay the data and service needs efficiently enough to the surrounding areas resulting in the site overloading and causing dropped calls and slow service. Fiber is not available in the Borrego Area so Microwaves are the only method to help offload these sites. This Peg Leg site is integral in providing the Microwaves to support the existing sites to cause seamless service and data to Verizon's customers.